



City of San Antonio

Agenda Memorandum

Agenda Date: February 1, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Zoning Case Z-2021-10700347 CD

SUMMARY:

Current Zoning: “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District

Requested Zoning: “R-5 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 1, 2022

Case Manager: Despina Matzakos, Planner

Property Owner: Anyssa Loritz Camarillo & Gregory Gambill

Applicant: Gregory Gambill

Representative: Killen, Griffin & Farrimond, PLLC

Location: 307 Tanglewood

Legal Description: Lot 9, Block 1, NCB 11944

Total Acreage: 0.2663 acres

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: Shearer Hill/Ridgeview
Neighborhood Association
Applicable Agencies: None

Property Details

Property History: The property was annexed into the City of San Antonio on September 24, 1952, by Ordinance 18115 and zoned "A" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "A" Single-Family Residence District converted to the current "R-5" Residential Single-Family District.

Topography: A portion of subject property is located with the Aquifer Artesian Zone and Upper SAR Watershed.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-5

Current Land Uses: Residential Homes

Direction: South

Current Base Zoning: R-5

Current Land Uses: Residential Homes

Direction: East

Current Base Zoning: R-5

Current Land Uses: Residential Homes

Direction: West

Current Base Zoning: R-5

Current Land Uses: Residential Homes

Overlay District Information:

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Special District Information:

None.

Transportation

Thoroughfare: Tanglewood

Existing Character: Local

Proposed Changes: None

Public Transit: There are no VIA bus routes within proximity to the property.

Traffic Impact: Preliminary – Prior to submittal at time of building permit and/or plat site plan will be required. All Substandard Street improvements can be reviewed as part of the associated plat, the option of submitting an SIP is also available which will be required at time of Building permit.

Parking Information: The minimum parking requirement in one (1) per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “R-5” Residential Single-Family Districts consist of Single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

Proposed Zoning: “R-5” Residential Single-Family Districts consist of Single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

The proposed “CD” Conditional Use Authorization would allow for two (2) residential units.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within proximity to a premium transit corridor and is not within proximity to a regional center.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

- 1. Consistency:** The subject property is located within the North Central Plan and is currently designated as Low Density Residential in the future land use component of the plan. The requested “R-5” Residential Single-Family base zoning district is consistent with the future land use designation.
- 2. Adverse Impacts on Neighboring Lands:** Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is not consistent with the established development pattern of the surrounding area. Surrounding properties are primarily “R-6” Residential Single-Family District.

3. **Suitability as Presently Zoned:** The existing “R-5” Single-Family Residential District zoning is appropriate for the property and surrounding area. The proposed “R-5 CD” Residential Single-Family maintains the base district and the Conditional Use allows for consideration of two (2) residential units. However, the proposed density is not appropriate for the property or surrounding area.
4. **Health, Safety and Welfare:** Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

5. **Public Policy:**

The request does appear to conflict with public policy objectives of the North Central Plan.

Relevant Goals and Policies of the North Central Plan may include:

GOAL 3: Maintain and preserve the quality of the existing residential and commercial properties through the encouragement of rehabilitation and code compliance.

6. **Size of Tract:** The 0.2663-acre site is of sufficient size to accommodate the existing residential uses and development.
7. **Other Factors:** The Conditional Use zoning procedure is designed to provide for a land use within the area that is not permitted by the established zoning district but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions. The granting of zoning with Conditional Use shall only be for the zoning case named in the ordinance approving the Zoning Districts with the specified Conditional Use provisions.

The applicant seeks to rezone to allow the conversion of an existing the 800 square foot home located to the rear of the property into a rental unit, as well as utilize the main residence at the front of the property.